

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.25.0985
Our ref: 03.25.0985
Date: 23.12.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0985

Proposal: Proposed demolition of existing single storey rear extension and erection of two storey side extension and single storey rear extension and creation of additional parking spaces.

Location: 1 Moorend Clitheroe BB7 1JZ

The plans and information submitted have been viewed and the following comments are made.

The proposed new parking spaces in the garden area ref. Proposed site plan PL05 (25-066) submitted should be useable and of 2.4m x4.8m in size each to be usable. The 3 proposed parking spaces are sufficient to satisfy Lancashire County Councils Parking Standards.

The proposed vehicular crossing should be across the full length of the parking area in order to prevent damage to the footway.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). The Local Highway Authorities detailed examination of this application concludes there are no highway grounds to support an objection as set out by NPPF.

Providing the above comments are noted and the following condition there is no objection to the proposal in principle.

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Note

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD

- This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

